

MEETING OF THE CITY OF RUSHVILLE, INDIANA COMMON COUNCIL

MARCH 21, 2017

6:00 P.M.

CALL TO ORDER: The Common Council of the City of Rushville met on the above date and time at 270 West 15th Street, Rushville, Indiana. Mayor Pavey called the meeting to order at 6:00 p.m.

PLEDGE TO THE FLAG: The Pledge to the Flag was recited by those present.

PRAYER: Councilman Berkemeier led those present in prayer.

ROLL CALL: Bob Bridges, Brian Conner, Craig Smith, Brad Berkemeier, and Gary Cameron answered roll call. Antonia Walker, Student Advisor, was not present. Also present were City Attorney, Tracy Newhouse, and Kate Thurston, *Rushville Republican*.

PUBLIC HEARING OWNER OCCUPIED REHABILITATION GRANT: Deb Lilly reported that the City of Rushville intends to apply to the Indiana Housing & Community Development Authority for a grant on or about April 21, 2017. The funds are for project funding for owner-occupied housing rehabilitation. Funding is available due to the Stellar program. The grant is for \$250,000.00 with a 10% match from the City. This is specifically for the designated area and does not include rental property. It is to serve any homeowner up to \$15,000.00 per home, and is not just for the aging. Lilly asked for questions from the audience.

Mary Jane Downs said the residents in her neighborhood on the far east side of town have concerns with their sewers, sidewalks, and curbs they are all in need of repair. There are issues with large trees and potholes. She said they are in dire need and would also like improvement with street lights.

Mayor Pavey said the City Utilities recently jetted the sewer lines in that area. He said we have not addressed trees and sidewalks. 8th Street will be taken care of this year with the Community Crossings project. He said there is a sidewalk program that will assist City residents in getting new sidewalks. Sheehan informed Downs that this grant program is for a specified area that does not include her neighborhood.

Marcia Crowds said the City needs to check into the sewer problem. She said she is tired of smelling sewer. She is on a fixed income. She said many of the residents have signed up for the work camp this summer, but this type of work cannot be done by them. She said they are taxpayers and need the City's assistance. She said the City needs to do something for us on the east side of town. She asked what area the Stellar project covers. Pavey said it was downtown. She asked if this was intended to draw business downtown. Pavey said yes it is.

Pavey said they will go up and take a look in the neighborhood. He informed Crowdus that the City did have a house removed in the neighborhood through the BEP program. He said he will follow up with the jetting. They can expect street improvements this summer. Crowdus asked Pavey if the City was going to address their needs. Pavey said yes we have already begun.

Berkemeier moved to close the public hearing. Cameron seconded the motion. The public hearing was closed.

MINUTES: Bridges moved to approve the minutes of the March 7, 2017 meeting as presented. Berkemeier seconded the motion. Motion carried.

MAYOR'S REPORT: Mayor reported the following:

1. We had a Stellar meeting.
2. Attended the Top 10 dinner.
3. Met with CGS.
4. Attended the literacy open house.
5. Attended a kick off safety meeting.
6. Met with Luke Messer.
7. Met with Dr. Williams concerning HR issues.
8. Met on EB5 for Stellar for funding. The requirements did not fit.
9. Attended the owner occupied and historic preservation public meeting.
10. Attended the Guns & Hoses basketball game.
11. Met with a developer from Zionsville.
12. The Redevelopment Commission approved the Consent to Assignment of Option Agreement for Stellar project and their portion of the BANS.
13. Will attend the Shares open house is Thursday.
14. We have a Stellar core team meeting Thursday.
15. Workforce Training meeting scheduled for Thursday.
16. Will meet with Matt Crouch regarding Stellar.
17. March 27-31 is spring break.
18. The 3rd Stellar training session is March 29th.
19. April 4th is race night with Donald Davidson at the K of C.
20. The Mayor's 5k and Cash Bash is May 13th.

CLERK-TREASURER'S REPORT: None.

COUNCIL PRESIDENT'S REPORT: Council President Bridges said he and Councilman Conner have been attending the Utility Board meetings. He said they will meet tomorrow. They have had good discussion.

COMMITTEE REPORTS:

- **Stellar Designation** – Sheehan will discuss.

- **Amphitheater/Park Board** – No report.
- **Marketing** – No report.
- **APC/BZA** – No report.
- **City Center** – We are setting up a meeting with a design building firm.
- **Cherry Street Extension** – Sheehan will discuss.
- **Brownfield Grant** – It was agreed to include the old Rush Shelby Energy headquarters for testing.
- **ECDC** – McCane will discuss.

DEPARTMENT HEAD REPORTS:

Fire – Chief Jenkins reported that they received a grant from Rush Shelby Energy to purchase ice rescue equipment and swift water rescue equipment.

Street – Commissioner Miller said he spoke with Lisa Carpenter and was told that the recycling fee was reduced to \$14.50.

Police – Chief Tucker said Clifton has been approved by Perf and has begun his duties.

They will be picking up one new car tomorrow and will take the second car up to have the graphics placed on the vehicle.

The “guns & hoses” basketball game went well. The Police Department won the game. Chief Jenkins said they will start a new cadet program.

CITIZEN CONCERNS/COMMENTS: None.

PLANNING AND ZONING:

1. **16-CO-030 RMH MRI (Update)** – Rick Peters was present to represent RMH. He presented a handout showing how this will fit in with the hospital. He said there will be a wall in front so it won’t be seen. Shelly Wakefield said the drainage has been addressed. This will match the existing hospital building. The Area Plan Commission gave a favorable recommendation. Bridges moved to approve the MRI modular facility for RMH. Conner seconded the motion. Motion carried.
2. **17-Z-01 Casey’s Rezone 802 S State Road 3** - Continued until April 4th.

UNFINISHED BUSINESS:

1. **½ Day Off Policy Adjustment Report** – Pavey said he met with John Williams, Brian Sheehan, and Ann Copley. Williams will meet with the office employees next week.
2. **Equipment & Small Tool Policy** - Cameron met with Williams on the tool policy. They will make revisions.
3. **Trash Fee Revisions** – Miller made a list of revisions. He would like to send a fee schedule to residents after approval. Miller said there will be no spring heavy trash pick-up. They are reducing this to once a year in the fall. Smith made a motion to pass the amendment to the addendum and make sure it coordinates with the ordinance. Conner seconded the motion. Motion carried.

NEW BUSINESS:

1. **Joshua Clifton Swearing In** – Mayor Pavey gave the oath of office to new police officer, Joshua Clifton.
2. **Transfer Station, Trash/Recycling Fees, Sale/Rental Real Estate (Recycling Fee Update)** – Mayor Pavey asked Council how they would like to proceed. He said there is still an interested buyer. Pavey said he is disappointed in the turn of events. Conner said we might want to consider a different landfill. He suggested that Sheehan write a proposal to send to surrounding communities within an 18 mile radius. Council agreed that they would like to ask for RFPs.
3. **Farm Sale/Farm Rental (Public Hearing April 4)** – Newhouse said on the 60.133 acres we will do a resolution if Council wishes to sell it. On the 4th the tillable acreage will be up for rental. The 35 acres on 52 will be up for rental on April 18th.
4. **Quarterly Project Update** – Brian Sheehan gave the following project report:

St Patrick's Contributions – Sheehan said they raised approximately \$10,000.00. Donations for the City include Riverside Park, Princess Theater, Veteran's Bridge, Mayor's Walk, and Fireworks.

He spoke to Mary Downs. He will meet with her neighborhood residents to explain the Stellar program.

Stellar - We will meet on March 29 for our 3rd training session. The last training session will be in April.

The overlook project expected completion is the end of 2019. We have been meeting with HWC, Envoy, and ARa to prepare our application for OCRA dollars. We are investigating moving dollars to provide more flexibility.

Campaign Quarters – The building and roof have been stabilized. Construction is

estimated for the 2nd quarter of 2019.

Commercial Building Revitalization & Owner Occupied – An open house was held on March 15th. There is \$100,000.00 available. The minimum grant amount is \$10,000.00. \$28,571.00 must be spent to qualify. This is for exterior repairs only.

The owner occupied area has been identified area. Approximately 80% of the area are rental properties. There are about 34 potential houses in the designated area. They are income based. Those selling on contract are not eligible.

Stellar Funding – The Community Foundation has given \$25,000.00. The county will make a contribution of \$60,000.00 at the end of June. We will use funds received from the sale of the farm. We will have BANS through the City, Park, and Redevelopment Commission. HWC informed us that the design and engineering are not included in the Indot projects, which will save \$374,000.00. We are also looking to receive patron funding.

City Center – We are terminating our agreement with Martin Riley. We are coordinating meetings to oversee the project. We will start with the ADA portion. We are trimming costs where possible. Once everything is approved we expect a 12-16 month completion of the overall project.

Farmers Market – Construction will begin tomorrow. Repairs will be made to the north wall. We hope to have the project completed by May 27th.

Industrial Park – The bricks have been delivered. Landscaping will follow. Mike Spaeth will put in an alfalfa crop with no cost to the City. We continue to aggressively market the park.

Community Crossing – We have asked for a schedule so the public can be informed. They will start with the handicapped sidewalks in April. Paving will take place later in the summer.

Cherry Street – We are nearing approval of environmental and archeological for Phase 1 and 2. The right-of-way is next.

Housing – We are working with Joe Peacock on market rate apartments. We met with Boxer Lady, a developer of 50 acres in Huntingburg. She has worked on another stellar project.

Animal Shelter/Laker Property – We plan to swap property to create a city campus for the Street, Park, Utility, and Animal Control Departments.

Stellar Youth Engagement Team – We are working with the school. Our next meeting will be Indiana Youth Council at Launch Fishers on April 28.

Willkie Building/Parking Lot. – The building on the left side has no value and has been approved by the Historic Board to tear down. The Street Department will probably take down both buildings and will be used for parking for businesses and the Farmers Market.

Park Restaurant Building – We met with Shelly Wakefield, Strand, Matt Vance and a contractor to discuss options for use by the school. If it is utilized they would have to put up a flood proof foundation.

New Business – We are looking at a possible new business.

Dog Park – We will have a meeting April 3 with a focus group to discuss the need and desire for a dog park.

Web Site – We have updated the web site. We would like to get more uniform pictures of Council. We are also working on a Stellar page.

Cotton Bridge – We will have new light poles to match those downtown. We will also have new banners. The banners will represent Joe Cotton, Air Force, Navy, Army, Marines, Coast Guard, Police and Fire. We will replace the patriotic banners that have become faded and worn out. We will have a Memorial Day program.

ECDC - McCane informed Council that they are putting the finishing touches on the sign at the industrial park and will also do some landscaping. Mike Spaeth will plant an alfalfa crop at no cost to the City. An employee from Intat has asked to place a few bee hives in the park. He also has some at Intat.

We have finalized our report on workforce development. We are trying to fill vacancies in local industries. We continue to work with Ivy Tech to help the industries.

We are working with the Hoosier Youth Challenge program. We have been meeting with the Rush to Grow and are preparing for our second meeting.

CLAIMS APPROVAL AND BANK RECONCILEMENT – Cameron moved to approve the claims as presented and the February 2017 bank reconciliation. Bridges seconded the motion. Motion carried.

ITEMS NOT KNOWN IN ADVANCE – Mayor Pavey reported that we were informed in the Unsafe Hearing meeting that Mr. Flynn has agreed to demolish the 301 East 2nd Street building. They will need to begin demolition by June 1, 2017 and have it completed by September 14, 2017

Councilman Cameron said we need to welcome a newcomer to the meeting, Jama Singleton, student advisor, filling in for Antonia Walker.

ADJOURN: There was no further business to come before Council; Berkemeier moved to adjourn. Conner seconded the motion. The meeting adjourned at 7:50 p.m.